

OPENING HOURS



3 LINCHFIELD CLOSE, DEEPING ST JAMES
PE6 8ER

£375,000

FREEHOLD



briggs
residential

17 Market Place
Market Deeping
PE6 8EA

01778
349300

Follow us on



Situated in this small cul-de-sac within easy walking distance of The Deepings School, this extended family home has three large reception rooms whilst to the first floor there is an impressive 18' x 14' master bedroom with en-suite. The property also benefits from having solar panels and an enclosed southerly-facing garden with large timber workshop. With a 24' lounge/dining room, this home also has a large family room to the rear with a vaulted ceiling and is perfect as a teenagers' area with its own private entrance. With a part-converted garage perfect as a utility or hobbies room, this individual property offers ample parking to the front and viewing is highly advised to appreciate its superb location.

ENTRANCE

Front entrance door opening to

HALLWAY

A good size entrance hall with radiator and stairs leading to first floor.

LOUNGE/DINING ROOM 24'6 x 12'6 max (7.47m x 3.81m max)

A generously sized room with wall-mounted TV point, radiator, window to front elevation, dining area with radiator and French doors that lead onto the rear patio.

KITCHEN 11'4 x 8'7 (3.45m x 2.62m)

A modern kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, pantry, radiator, window to rear elevation and open-plan access to

BREAKFAST ROOM 15' x 7' (4.57m x 2.13m)

With skylight windows, further window to side elevation and French doors opening onto the rear garden.

FAMILY ROOM 18'10 x 11'5 (5.74m x 3.48m)

Presently used as a work room, with views over the garden, this large room could be perfect for a teenagers' area with its own private entrance, radiator and store room.

LANDING

With access to loft.

BEDROOM ONE 18'1 x 14'9 (5.51m x 4.50m)

A large room with vaulted ceiling, two windows to front elevation, dressing area, radiator and door to

EN-SUITE

Comprising walk-in double shower cubicle, wash-hand basin, low flush WC, shelving, radiator and skylight window.

BEDROOM TWO 12'8 x 11' (3.86m x 3.35m)

With radiator and window to front elevation.

BEDROOM THREE 10'11 x 10'11 (3.33m x 3.33m)

With radiator, built-in wardrobe and window to rear elevation.

BEDROOM FOUR 10'6 x 7'6 (3.20m x 2.29m)

With radiator and window to rear elevation.

BATHROOM

Comprising P-shaped panelled bath with shower screen and shower above, wash-hand basin, low flush WC, wall tiling, radiator and window to rear elevation.

UTILITY/HOBBIES ROOM 16'3 x 7'3 (4.95m x 2.21m)

Converted from part of the garage with wall-mounted boiler, plumbing for washing machine and base units.

OUTSIDE

The property is approached via a large gravel driveway, which provides parking several vehicles. There is side access to the enclosed private rear garden which has a large patio area with pond, lawned gardens, mature shrubs and access to a timber workshop of 22' x 18' (6.71m x 5.49m) with power and lighting.

EPC RATING: B

COUNCIL TAX BAND: E (SKDC)



ANTI-MONEY LAUNDERING REGULATIONS

Intending Purchasers will be required to provide identification documentation via our compliance provider Coadjute, at a cost of £48 (incl. VAT) per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there are no delays in sending out our sales confirmation letters.

These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.